

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

AUGUST 14, 2008

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:13 a.m.	Department of General Services	Assistant Commissioner Bill Rusie
10:14 a.m.	Department of Correction	Commissioner George Little
10:15 a.m.	Division of Mental Retardation Services	State Architect Mike Fitts
10:16 a.m.	Military Department	Colonel Bill Wenzler
10:27 a.m.	University of Tennessee	Dr. John Petersen
10:40 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:02 a.m.	Department of Human Services	Assistant Commissioner Andrea Cooper
11:04 a.m.	Department of Finance and Administration	
11:14 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Mike Fitts, State Architect	Jerry Preston, Tennessee Board of Regents
Alan Robertson, State Architect's Office	Diane Uhler, Tennessee Board of Regents
Georgia Martin, State Architect's Office	Howard Arthur, Ken Ross Architects
Charles Harrison, Comptroller's Office	Brian Alderson, Ken Ross Architects
David Thurman, Legislative Budget Office	Foster Chason, Walters State Community College
Janie Porter, Attorney General's Office	Rosemary Jackson, Walters State Community College
Genie Whitesell, Attorney General's Office	Wade McCamey, Walters State Community College

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Brian Hagenburger, Walters State Community College
Doug Downey, Messer Construction
Bill Vinson, Community Tectonics
Lanny Cope, Cope Associates Architects
Ron Kesterson, Pellissippi State Community College
Fred Martin, Pellissippi State Community College
Cindy Liddell, Bond Finance
Lillian rubin, Adams Craft Herz Walker
Kim Adkins, Buchart-Horn
Mark Grey, Buchart-Horn
Bill Lansden, University of Memphis
Tony Poteet, University of Memphis
Roland Taylor, Evans Taylor Foster Childress Arch
Steven Sykes, Reedy & Sykes Architects
Tom Shanks, Shaw & Shanks Architects

Keith Murray, Military Department
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Gary Rogers, University of Tennessee
Laura Jones, QE2
George Hyfantis, QE2
Nathan Burton, Treasurer's Office
Bob McKee, Corrections Oversight
Russ Deaton, THEC
Stephanie Steele, THEC
John Carr, Finance and Administration
Nancy Blevins, Finance and Administration
Tom Robinson, Department of Correction
Mike Morrow, Finance and Administration
Doug Freeman, Real Property Administration

Speaker Naifeh called the meeting to order at 10:12 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF GENERAL SERVICES

10:14 a.m.

Assistant Commissioner Bill Rusie requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act:
 - A. **TN Highway Patrol / DLT Station – Johnson City**
(HVAC Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 502/048-01-2008
 - B. **Chattanooga State Office Building - Chattanooga**
(Elevator Upgrade)
Estimated Project Cost: \$1,265,000.00
SBC Project No. 460/005-01-2008
 - C. **Supreme Court Building – Jackson**
(Mechanical Systems Upgrade)
Estimated Project Cost: \$245,000.00
SBC Project No. 523/073-01-2008
 - D. **Cordell Hull State Office Building – Nashville**
(Energy Management System Upgrade)
Estimated Project Cost: \$595,000.00
SBC Project No. 460/011-01-2008

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DEPARTMENT OF CORRECTION

10:15 a.m.

Commissioner George Little requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects, which were approved by the Select Oversight Committee on Correction, with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Brushy Mountain Correctional Complex, Site #1 - Petros**
(Decommissioning - Planning)
Estimated Project Cost: \$100,000.00
SBC Project No. 142/001-01-2008
 - B. **Turney Center Industrial Prison - Only**
(Reroof Various Buildings)
Estimated Project Cost: \$10,000,000.00
SBC Project No. 142/005-01-2008
 - C. **Turney Center Industrial Prison - Only**
(HVAC Replacements)
Estimated Project Cost: \$2,300,000.00
SBC Project No. 142/005-02-2008
 - D. **South Central Correctional Facility - Clifton**
(Reroof Various Buildings)
Estimated Project Cost: \$8,500,000.00
SBC Project No. 142/018-01-2008

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DEPARTMENT OF FINANCE AND ADMINISTRATION
FOR MENTAL RETARDATION SERVICES

10:15 a.m.

State Architect Mike Fitts requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Arlington Developmental Center**
(Emergency Repairs – Phase 2)
Estimated Project Cost: \$1,560,000.00
SBC Project No. 344/017-02-2008
 - B. **Arlington Developmental Center**
(Adaptive Re-Use Study)
Estimated Project Cost: \$190,000.00
SBC Project No. 344/017-01-2008
 - C. **Clover Bottom Developmental Center**
(Roberts Hall and Old WAC Building Demolition)
Estimated Project Cost: \$250,000.00
SBC Project No. 344/003-01-2008
 - D. **Clover Bottom Developmental Center**
(Planning Study)
Estimated Project Cost: \$190,000.00
SBC Project No. 344/003-02-2008
 - E. **Greene Valley Developmental Center**
(Storage Building)
Estimated Project Cost: \$130,000.00
SBC Project No. 344/007-01-2008

STATEWIDE

- 1) Mr. Fitts presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$3,000,000.00 to \$5,520,000.00 (\$2,520,000.00 increase) of a project for **THDA Group Homes** in Shelby County. He said that additional funds will allow the pilot program to proceed with agency needs to construct four bedroom homes for mentally handicapped adults. Comptroller Morgan asked about the cost per square foot per home. Fred Hix responded that costs are about \$135 per square foot and that the homes are fully ADA compliant. After further discussion, the request was approved as presented.

Revised Estimated Project Cost: \$5,520,000.00
SBC Project No. 344/000-05-2005

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009, with the selection of consultants referred to the Subcommittee with authority to act.

A. **East Tennessee Consultant**
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-01-2008

B. **Middle Tennessee Consultant**
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-02-2008

C. **West Tennessee Consultant**
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-03-2008

D. **Fire Protection Consultant**
Estimated Project Cost: \$25,000.00
SBC Project No. 346/000-04-2008

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MILITARY DEPARTMENT

10:16 a.m.

Colonel Bill Wenzler requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects, with the selection of designers referred to the Subcommittee, with authority to act.

A. **TEMA - Nashville**
(Vehicle Storage Building)
Estimated Project Cost: \$900,000.00
SBC Project No. 361/067-01-2008

B. **TEMA - Jackson**
(Vehicle Storage Building)
Estimated Project Cost: \$500,000.00
SBC Project No. 361/042-02-2008

DRESDEN READINESS CENTER, WEAKLEY COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$132,953.14 to \$265,906.28 (\$132,953.14 increase) of a project for **Drainage Improvements** at Dresden Readiness Center, Weakley County, Tennessee.

Revised Estimated Project Cost: **\$265,906.28**
SBC Project No. 361/022-01-2007

MILAN TRAINING SITE, CARROLL COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$382,000.00 to \$1,032,000.00 (\$650,000.00 increase) of a project for **Upgrade Electrical Supply / Network Cabling** at Milan Training Site, Carroll County, Tennessee.

Revised Estimated Project Cost: **\$1,032,000.00**
SBC Project No. 368/031-01-2005

STATEWIDE

- 1) Approved a request for a revision in scope of a project for **North Central Readiness Center Reroofs** to add Waverly Readiness Center and related building repairs to the scope, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$684,303.73
SBC Project No. 361/000-04-2004

- 2) Approved a request for a revision in scope of a project for **Alamo, McKenzie and Union City Armory Reroofs** to add the Tiptonville Readiness Center reroof and related building repairs to the scope of work.

Estimated Project Cost: \$1,041,000.00
SBC Project No. 361/000-04-2006

- 3) Approved a request for a revision in scope of a project for **East Central Armory Reroofs** to add roof coating to two additional structures at the Knoxville facilities to the scope of work.

Estimated Project Cost: \$512,495.24
SBC Project No. 361/000-06-2004

- 4) Approved a request to employ the following **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009, with the selection of Consultants referred to the Subcommittee, with authority to act.

A. **Architectural / Civil / Structural**
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-01-2008

B. **Environmental**
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-02-2008

C. **Mechanical / Electrical:**
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-03-2008

D. **Planning / Management:**
Estimated Project Cost: \$75,000.00
SBC Project No. 361/000-04-2008

CANCELLATION OF PROJECTS

- 1) Approved a request to cancel the following Federally-funded projects due to transformation and master plan changes:

A. Tullahoma Headquarters Administration Building

Estimated Project Cost: \$240,000.00

SBC Project No. 361/093-01-2003

B. Dresden/Johnson City Fuel Storage System

Estimated Project Cost: \$400,000.00

SBC Project No. 361/000-01-2002

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) The Department withdrew a request to discuss a project for **State Area Command Headquarters Phase 2B** at Houston Barracks, Nashville, Tennessee.

SBC Project No. 361/067-02-1999

KINGSPORT ARMED FORCES RESERVE CENTER, HAWKINS COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **New Armed Forces Reserve Center** at Kingsport as presented by the joint venture, Shaw & Shanks / Reedy-Sykes Architects.

Estimated Project Cost: \$20,534,000.00

SBC Project No. 361/046-01-2006

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THE UNIVERSITY OF TENNESSEE

10:27 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE KNOXVILLE

- 1) Approved a request to employ a commissioning agent on a project for **Ayres Hall Renovation** at the University of Tennessee, Knoxville.

Estimated Project Cost:	\$23,000,000.00
SBC Project No.	540/009-06-2006

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$37,500,000.00 to \$40,000,000.00 (\$2,500,000.00 increase) of a project for **Electrical and Computer Engineering Facility** at University of Tennessee Knoxville, approval to employ a commissioning agent, and approval of the Early Design Phase as presented by Bullock Smith Partners / Lindsay & Maples Architects, a joint venture.

Revised Estimated Project Cost:	\$40,000,000.00
SBC Project No.	540/009-08-2005

UNIVERSITY OF TENNESSEE

- 1) Dr. Petersen presented a request for approval to issue a Request for Proposals for the development of a revised master plan and architectural guidelines for the **Cherokee Campus** at the University of Tennessee. Treasurer Sims said it was his understanding the master plans that have been done are now dated and unsuitable for that property, and that the University of Tennessee is not able to fund another master plan. He said that a private group has offered to fund the master plan revision and design guideline development. He also noted that the only impact this will have on the other architect and designer teams already selected to do projects at the Cherokee Campus is that they will have to adhere to the new guidelines and master plan and that designers for buildings will not be selected by an RFP process but by the Commission's customary selection process. Further, Mr. Sims described the project as a "one-off" and noted that it does not change the way the State or the Commission will do plans or buildings in the future or the way architects, designers or other parties are assigned to projects. He added that this would be a master plan that will come back for approval by THEC and SBC. He said he knew there was a sense of urgency to get this done. He said the RFP should follow the State's model, and the closer they stick to that model, the faster it will go. He added that SBC staff will have to work with this process. He made a motion to send the request to the Subcommittee with authority to act with the understanding that they adhere to the outline he discussed. Secretary of State Darnell said that

the staff will have to work through the funding and RFP issues before the Subcommittee is comfortable. Dr. Petersen commented that the site is a once in a lifetime opportunity. He said he appreciated the SBC's support and agreed that they will work with staff. The Commission then approved Treasurer Sims' motion as presented.

SBC Project No. 540/009-21-2008

DISCUSSION OF BIDS

- 1) **UT Knoxville**
(Joint Institute of Neutron Sciences)
SBC No. 540/094-01-2003
Bid Date: August 14, 2008
SBC Action: Referred to Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

10:40 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$2,513,532.38 to \$3,263,532.38 (a \$750,000.00 increase), and acknowledgment of source of funding for **Armory Demolition and Memorial Health Renovation** at Austin Peay State University in Clarksville, and authorization to award a construction contract to Kerry G. Campbell, Inc. in the amount of \$2,181,309.00 based upon the base bid received July 16, 2008.

Revised Estimated Project Cost	\$3,263,532.38
SBC Project No.	166/003-02-2004

- 2) Approved a request to issue a Request for Proposals for Best Value Option 3 alternative delivery method for **Archwood Exterior Renovations** at Austin Peay State University in Clarksville, Tennessee.

Estimated Project Cost:	\$450,000.00
SBC Project No.	166/003-04-2007

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **Recreational Fields Upgrades** at East Tennessee State University in Johnson City, Tennessee, with design services provided by the regional consultant.

Estimated Project Cost:	\$131,000.00
SBC Project No.	166/005-06-2008

Chattanooga State Technical Community College, Chattanooga, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$700,000.00 to \$765,000.00 (a \$65,000.00 increase), and acknowledgment of source of funding for **WTCI Repairs** at Chattanooga State Technical Community College in Chattanooga, Tennessee.

Revised Estimated Project Cost	\$765,000.00
SBC Project No.	166/012-02-2007

Columbia State Community College, Columbia, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$400,000.00 to \$670,000.00 (a \$270,000.00 increase), and acknowledgment of source of funding for **Library Basement Update** at Columbia State Community College in Columbia, Tennessee.

Revised Estimated Project Cost \$670,000.00
SBC Project No. 166/015-01-2006

Walters State Community College, Morristown, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **Greeneville Center Safety Corrections/Demolition** at Walters State Community College in Morristown, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$600,000.00
SBC Project No. 166/023-03-2008

- 2) Approved the Early Design Phase for **Student Services Building and Renovations** at Walters State Community College in Morristown, as presented by Ken Ross Architects, Inc.

Estimated Project Cost: \$8,350,000.00
SBC Project No. 166/023-03-1993

University of Memphis, Memphis, Tennessee

- 1) Approved the Early Design Phase for Gift-in-Place project of **Athletic Office Building Addition** at the University of Memphis in Memphis, as presented by Evans Taylor Foster Childress.

Estimated Project Cost: \$3,000,000.00
Remaining Un-funded \$2,815,000.00
Planning Cost \$185,000.00
SBC Project No. 166/007-10-2007

- 2) Approved a request for a revision in estimated planning and phase 1 construction cost from \$185,000.00 to \$2,000,000.00 (\$1,815,000 increase), acknowledgment of the source of funding and approval of the Early Design Phase for Gift-in-Place project of **Nat Buring Baseball Stadium Upgrades** at the University of Memphis in Memphis, as presented by Evans Taylor Foster Childress.

Estimated Project Cost: \$3,000,000.00
Remaining Un-funded \$1,000,000.00
Estimated Planning & Phase 1 Construction Cost \$2,000,000.00
SBC Project No. 166/007-11-2007

Pellissippi State Technical Community College, Knoxville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$17,200,000.00 to \$20,930,000.00 (a \$3,730,000.00 increase), acknowledgment of source of funding, and approval of an Early Design Phase for **Blount County Center Improvements** at Pellissippi State Technical Community College in Knoxville, as presented by the joint venture of Community Tectonics/Cope Associates.

Revised Estimated Project Cost	\$20,930,000.00
Remaining Unfunded	\$2,655,000.00
SBC Project No.	166/032-03-2007

Discussion of Bids

- 1) **Middle Tennessee State University, Murfreesboro**
(Cope Admin Electrical Service Entry Upgrade)
SBC Project No. 166/009-01-2007
Bid date: 08-13-2008
SBC Action: Referred to the Subcommittee with authority to act

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DEPARTMENT OF HUMAN SERVICES

11:02 a.m.

Assistant Commissioner Andrea Cooper requested action on the following matter.

LINE-ITEM APPROPRIATION

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Exterior Fire Escape Stair Upgrade** at Tennessee Rehabilitation Center, Smyrna, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$620,000.00
SBC Project No. 442/006-02-2008

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:04 a.m.

STATEWIDE

- 1) Approved the selection of Quantum Environmental and Engineering Services, Inc. as the best-evaluated proposer as a result of the RFP for **Environmental Services Consultant**.

Estimated Project Cost: \$2,000,000.00
SBC Project No. 529/000-03-2008

TENNESSEE HERITAGE CONSERVATION TRUST FUND

- 1) Mr. Fitts presented a report by the **Tennessee Heritage Conservation Trust Fund Board of Trustees** as required by T.C.A. 11-7-101, et. seq., which states that the THCTF Board is responsible for *"reporting to the State Building Commission the acquisition of conservation easements and reversionary interests by the trust fund and the acquisition of any interest in real property by a non-state public agency, or a nonprofit organization using grant funds received from the trust fund."* According to the report, there has been no activity within the fund for the first two quarters of 2008. The fund balance is \$5,439,125.99 including accumulated interest. The Commission accepted the report as presented.

NATIONAL CIVIL RIGHTS MUSEUM, MEMPHIS, TENNESSEE

- 1) Mr. Fitts informed the Commission that a **Facilities Assessment Report** had been completed in accordance with the Lease Agreement between the State and the Lorraine Civil Rights Museum Foundation, and that copies had been mailed to them. He distributed a memo detailing specific maintenance items in the report stating that the majority of the maintenance issues were funded as projects for, or grants to, the NCRM. Discussion ensued regarding the funding sources for the various maintenance projects at the Museum. Treasurer Sims stated that the grant works on a reimbursement basis, rather than receiving a lump sum. Commissioner Goetz asked what the source of funding was for major maintenance needs and how much was the Foundation funding. Comptroller Morgan said the Foundation is responsible for routine maintenance and operating costs—not major maintenance. He said the cost for operating the facility is far greater than what the State is funding. He added that the facility survey was established during the negotiations for the lease. After discussion, the Commission accepted the report.

SBC Project No. 529/000-16-1998

DISCUSSION OF BIDS

- 1) **Montgomery Bell State Park**
(City Sewer Connection)
SBC Project No. 126/054-02-2006
Bid date: August 12, 2008
SBC Action: No action required; bids within target

- 2) **I-75 Jellico Welcome Center**
(Reconstruction)
SBC Project No. 241/010-01-2007
Bid date: August 13, 2008
SBC Action: Referred to Subcommittee with authority to act

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on July 10, 2008.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **Tennessee School for the Deaf**
(Old Gym Update)
Change Order No. 2
Change Order Amount: \$54,213.39
Change Order Percent: 1.71
Cumulative Percent 17.2
SBC Project No. 168/007-01-2003
- 2) **Tennessee School for the Deaf**
(Old Gym Update)
Change Order No. 3
Change Order Amount: \$38,114.00
Change Order Percent: 1.20
Cumulative Percent 18.4
SBC Project No. 168/007-01-2003
- 3) **West TN School for the Deaf**
(Fire Code Upgrades)
Change Order No. 1
Change Order Amount: \$8,459.00
Change Order Percent: 35.9
Cumulative Percent 35.9
SBC Project No. 168/009-01-2006
- 4) **National Guard Training Site – Milan**
(Building I-1 Renovation)
Change Order No. 2
Change Order Amount: \$11,071.78
Change Order Percent: 1.72
Cumulative Percent 10.7
SBC Project No. 368/031-01-2007

- 5) **Citizens Plaza State Office Building**
(Interior Renovations – Phase 1)
Change Order No. 13
Change Order Amount: \$1,767.00
Change Order Percent: .11
Cumulative Percent 11.87
SBC Project No. 529/076-01-2005
- 6) **Middle Tennessee State University**
(Several Buildings Roof Replacements)
Change Order No. 2
Change Order Amount: \$51,808.05
Change Order Percent: 12.37
Cumulative Percent 16.77
SBC Project No. 166/009-04-2005
- 7) **Volunteer State Community College**
(Tornado Damage Remediation)
Change Order No. 24
Change Order Amount: \$70,234.35
Change Order Percent: 2.89
Cumulative Percent 52.28
SBC Project No. 166/025-01-2006

Request approval to adjust the base.

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on June 26, 2008.

DESIGNER SELECTION LIST

- 1) Referred designer selections to the Subcommittee with authority to act.

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There being no further business, the meeting adjourned at 11:15 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration